



TOWN OF BOXBOROUGH

BOARD/COMMITTEE: Boxborough Building Committee
MEETING DATE: March 24, 2021
TIME: 7:00 PM
PLACE: Virtual Meeting - this meeting is being conducted via Remote Participation, pursuant to the Current Executive Order of March 12, 2020.

BBC members: Owen Neville, Ralph (Al) Murphy, Les Fox, Maria Neyland, Larry Grossman, Hugh Fortmiller, Than Stuntz, Bill Litant, Gary Kushner, Bryan Lynch (arrive late and dropped at 7:30 and back at 7:45)

Missing: Becca Edson

Non-members: chief Ryder, Ryan Ferrara (TA), Herget, Rajon Hudson, John Lyons, chief Fillebrown, Carol, Bentley Herget, Diana Lipari, Keith Lyons, Mary Ann Brown, Dennis Reip

Meeting called to order at 7:02 by the chair, Les Fox

Minutes of February 17 reviewed and moved by Owen Neville and seconded by Maria Neyland Approved 8-0

Owen-aye, Maria-aye, Al-aye, Gary-aye, Hugh-aye, Than-aye, Bill l-aye, Larry G-aye, Les-aye (Lynch not yet present)

Site study based on test pits. Reviewed assumptions based on occupancy and parking, showing three options for public safety and community center: Option A, phase 1, public safety only, with potential community center in phase 2; parking in the side and back. Option B similar to Option A phase 2 but with everything shifted north, away from Sheriffs & Tisbury. Option C with building turned 90 degrees, but no drive through bays. No evidence of ledge to date. Making sure there is no conflict with water resources (wells with their buffers). Potential leach field would be in the back property for all versions with well (public water supply) in the pan handle. First priority is to handle the public safety with community center as option only. Gary expressed his concern on a lack of drive through bays in Option C as this was an issue with construction on the existing Mass Ave site. Owen talked about location with grade and potential height needed due to the optical cable being down and requiring back-up radio antenna. Owen noted the panhandle is downhill towards Burroughs road from the rest of the site and might be a better location for the leaching field. The committee asked for a site constraints map with contour lines for the next pass. Would like to see one-way path for driveway and 2 entrances. Potential restricted parking. Apparatus should be about 100

feet from road with the map showing 40 foot and 20 foot setback. Proposals did not show the leaching field and well swapped at all and would like a full analysis. Maria commented that the map does not show the existing structures which would help to provide context. Chief Ryder needs his sally port isolated away from parking lot. The overall building footprint is ~26,000 sq ft.

Revised fire station space summary with 17,500 sq ft by eliminating one apparatus base (now 5 bays), increase office and shared space and added plan review room (862 sq feet). Possible ladder truck, 2nd ambulance (spare to keep previous one), second tanker to replace hose truck, police vehicle, external covered, storage for equipment trailers. Gary asked about the dedicated plan room ~300 sq feet and seeking size. Questioning if we really need a room dedicated or a shared room. The room does need to hold previous paper records/maps.

Discussed the 700 Mass Ave property from approved Enclave plans. Map showed zone 1 and zone 2 for the wells. John Lyons stated there were 5 – 6 buildable acres land but not sure this allows for well protective zones and wetland buffers. Dennis Reip talked about the conservation issues with the 700 Mass. Ave. site. Les commented that we believe that the Mass. Ave site is off the table and should now go back to focusing on the town's Stow Road property. May vote at the next meeting regarding moving off of any further discussion on Mass Ave site.

Les talked about the updated BBC website. There are sub-sections now for additional materials and correspondence. Chief Ryder created a document that talks about Police operations and this document is now posted on the BBC site. Maria has the twitter page up and the other social media pages, but the site needs content.

Would like to add to the agenda regarding public forum with drawings and opportunity to discuss process. Probably after the feasibility study. Commented on the potential report at ATM and not sure it will occur.

Larry Grossman showed quick mark-up of the Pare sketch to show where the existing house would be on the proposed option A and added an arrow with 'existing house' for reference.

The TA commented that we should be cautious about posting things that are not final. We do want to provide information to inform the public and the abutters. Suggestion to include the yellow house (former Marketplace) and the Mass Ave apartments along with a scaled vehicle sitting in front of a bay to help illustrate size comparisons/perspective.

Next meeting was set for April 28, 2021 at 7PM

Owen Neville moved to adjourn and Maria Neyland seconded, adjourned at 8:23PM

Roll call vote:

Al – aye; Hugh- aye; Owen- aye; Maria- aye; Gary- aye; Bill- aye; Than- aye; Les- aye, Bryan-aye, Larry-aye

Meeting adjourned.

LIST OF EXHIBITS:

1. BBC Agenda for February 17, 2021
2. Maps for 700 Mass Ave and Enclave lots
3. Maps provided by HKT/Pare for proposed site locations (A, B, C) on Stow road
4. Summary of revised fire station space needs